



Township of St. Clair

Agenda
Regular Council Meeting
Monday, March 18, 2024 @ 6:00 PM
Council Chambers

1. CALL TO ORDER

2. LAND ACKNOWLEDGEMENTS

3. DECLARATION OF PECUNIARY INTEREST

4. ADOPTION OF MINUTES

4.1. Regular Council Meeting - March 4, 2024

4.2. Operating Budget Meeting - March 7, 2024

4.3. Minutes of Township Committees
SCRT Meeting Minutes - Feb. 22, 2024

5. DELEGATIONS/PRESENTATIONS

5.1. **Public Meeting**
6:10 p.m. - ZBLA - Indian Road, Port Lambton
Public Meeting Agenda - ZBLA - Indian Road & St Clair Parkway

6. CORRESPONDENCE ITEMS

6.1. Corunna Firefighters - Fireman's Field Days Request - 2024

7. INFORMATION ITEMS

7.1. Lambton County Budget

7.2. Heritage St. Clair - Thank-you Letter

7.3. Lambton County Rural Game Protection Association Banquet - Invite and Honorary Members

8. REPORTS OF COMMITTEES AND STAFF

8.1. Coordinator of Operations (Works) Report - Suncor Oversized Load Request

8.2. Coordinator of Engineering Report - Cameron Street Cycle Facility

- 8.3. Coordinator of Engineering Report - Miscellaneous Bridge Rehabilitations
- 8.4. Coordinator of Engineering Report - Tom Street Trunk Sanitary Sewer Relocation – Geotechnical and Excess Soils Investigation
- 8.5. Coordinator of Engineering Report - Urban Resurfacing Selection
- 8.6. Wastewater Specialist Report - 2023 Annual Water Report

9. BY-LAWS

- 9.1. By-law 16 of 2024 - OPA No 28 - Indian Rd
- 9.2. By-law 17 of 2024 - Zoning By-Law Amendment - St Clair Parkway at Indian Rd
- 9.3. By-law 18 of 2024 - Confirming

10. COUNCILLORS' REPORTS

11. NOTICES OF MOTION

11.1. COUNCILLOR FOSTER

MOTION 1

Be it resolved the CAO and senior staff be directed to create a report regarding a Social Media Administrator position where the role would include designing and launching a new Township social media platform where each department's messaging would be accessible by the public; and that this position also be responsible to update, operate and maintain the Township's webpage; and be it further resolved that this position be responsible for creating a new app for the public to access Township information.

11.2. COUNCILLOR FOSTER

MOTION 2

Be it resolved that the consultant tasked with producing the Township Strategic Plan be asked to include timelines for desired projects including Ongoing, 1-3 years, 3-5 years, and 5-10 years and that the plan also include strategies for implementation.

12. UPCOMING MEETINGS

- 12.1. Regular Meeting - Session 6 - Tuesday April 2, 2024, 3:00 p.m.
- 12.2. Special Meeting - OP Review - Wednesday April 10, 2024, 5:30 p.m. (not live streamed)
- 12.3. Regular Meeting - Session 7 - Monday April 15, 2024, 6:00 p.m.

13. ADJOURNMENT



MINUTES

Regular Council Meeting

6:00 PM - Monday, March 18, 2024
Council Chambers

The Regular Council of the Township of St. Clair was called to order on Monday, March 18, 2024, at 6:00 PM, in the Council Chambers, with the following members present:

PRESENT: Councillor Bill Myers, Councillor Brad Langstaff, Councillor Cathy Langis, Councillor Holly Foster, Mayor Jeff Agar, Councillor Pat Brown, and Deputy Mayor Steve Miller.

EXCUSED:

1 CALL TO ORDER

This meeting is being streamed live through the St. Clair Township Website. By attending a public meeting of Council you are consenting to your image, voice and comments being recorded and published to the Township website.

Anyone who is invited to speak will be recorded and their voice, image and comments will form part of the live stream and public record.

2 LAND ACKNOWLEDGEMENTS

We acknowledge that this land on which we are gathered today is part of the ancestral land of the Chippewa, Odawa, and Potawatomi peoples, referred to collectively as the Anishinaabeg. It is through the connection of the Anishinaabeg with the spirit of the land, water and air that we recognize their unique cultures, traditions, and values. Together as treaty people, we have a shared responsibility to act with respect for the environment that sustains all life, protecting the future for those generations to come.

3 DECLARATION OF PECUNIARY INTEREST

None to declare.

4 ADOPTION OF MINUTES

4.1- Regular Council Meeting - March 4, 2024

4.2- Operating Budget Meeting - March 7, 2024

MOTION 1

Bill Myers made a motion - Be it resolved that the minutes of the regular council meeting held on March 4, 2024, and the operating budget held on March 7, 2024 be received and approved.

Pat Brown seconded the motion. CARRIED.

4.3- Minutes of Township Committees

MOTION 2

Steve Miller made a motion - Be it resolved that the minutes of the following committees be accepted and approved.

- St. Clair River Trail Meeting Minutes - February 22, 2024

Holly Foster seconded the motion. CARRIED.

5 DELEGATIONS/PRESENTATIONS

5.1- **Public Meeting**

6:10 p.m. - ZBLA - Indian Road, Port Lambton

At the appointed time of 6:10p.m., Mayor Agar declared open a Public Meeting to consider application R19/2023 to amend the Zoning By-law and Official Plan for the property known as Part of Lot D, Concession 5 (Indian Road).

Senior Planner Ian MacDougall summarized his report dated March 3, 2024. Application R-19/2023 proposes to rezone the subject lands from Residential - 4 to Residential -4 Exception 5 (R4-5) and change a portion from Environmental Protection - Hazard (EP-H) to Residential -4 Exception 5 (R4-5). At the conclusion of his summary, Mr. MacDougall recommended the application for approval.

Director of Public Works Brian Black reported as a result of the recent I and I program, the pumps on local sanitary mains are operating 75% less frequently and taking significant strain off local infrastructure.

Mayor Agar asked those in attendance who opposed the application to submit their comments.

Teresa Nappi, of 4717 Indian Road summarized a Power Point presentation she prepared, noting she did so on behalf of many residents who asked her to act as their united voice. Mrs. Nappi submitted a petition signed by 225 local residents who oppose the application in its current form. The main concerns identified by her were that Township planning documents require conformity with existing surrounding land uses noting that all the surrounding residential uses are single-detached and suggested that the proposed semi-detached were out of character for the area. The proposal would consist of lots that are 50% of the current lot size in the area and would be occupied by dwellings that are 50% smaller in area than those of the existing built-up area.

Tiffany Cadotte, of 4770 Old River Road, submitted that all the existing residential dwellings in the area of this proposal were subject to a 22-metre setback from the top-of-bank of the water feature and suggested this proposal should be subjected to the same. Mrs. Cadotte questioned the proposed lot coverage for Lot 15 of 43% when the regulations for the R2 and R4 zones both prescribe a maximum of 35% for lot coverage. Mrs. Cadotte submitted that the introduction of row houses or semi-detached units will depreciate the property value of the current single detached dwellings in the area. The final concern submitted by Mrs. Cadotte suggested the impact this would have on local stormwater infrastructure would be devastating. She submitted that each rainfall requires staff vehicles to monitor the pumps on existing infrastructure as it is, questioning the impact this new development would have and suggested that all other local developments have been required to install a storm water management pond (SWM Pond). Coordinator of Planning, Carlie McClemens, advised that the impact on local infrastructure is not something considered during a re-zoning process, advising instead that it is considered as part of the Plan of Subdivision application.

Chris Cadotte, of 4770 Old River Road, received clarification the application does not seek to eliminate bank stability protection, only that it proposes to reduce its setback; and also, that protection of local wildlife species is preserved by the application. Mr. MacDougall advised that environmental testing was undertaken and that no concerns were observed.

Michelle Myers of 4620 Old River Road received confirmation from staff on how to obtain a copy of all the reports that were submitted as part of the application package.

Seth Nappi, of 4717 Indian Road, raised concerns about the impact on local infrastructure and was advised that it would be dealt with as part of the Plan of Subdivision application.

Mark Hay, a resident of Sombra, asked if either Council or the developer has received payouts or subsidies as a part of the proposal. Mr. Hay was assured

no such payouts existed and was assured any new infrastructure would be the responsibility of the developer, and not a burden on the taxpayer.

Kenneth Marion, of 4286 Old River Road echoed concerns for the impact on the already overstressed infrastructure.

Mrs. Cadotte clarified that she is not opposed to development on the property, but her concern is the semi-detached noting she would support single detached residential units on the subject lands.

Joanne Orr, of 4784 Maplewood Crescent, questioned why only certain people received the notice and staff responded they notified according to the requirements prescribed by the Planning Act. Mrs. Orr asked that those minimum requirements be exceeded for this proposal.

On behalf of the applicant, Rita Jabbour, a Registered Professional Planner, submitted her comments contending the application complies with the Provincial Policy Statement, and both Township Planning Documents. Mrs. Jabbour noted the subject lands are within the current urban settlement area denoted by the Township Official Plan.

Mayor Agar asked the developer if there was any flexibility on the side yard setbacks citing concerns about the possibility for fires to spread from one unit to the next. The developer, Murray Troup explained the setbacks comply with those prescribed by the Ontario Building Code, and noted they match those prescribed by the Township Zoning Bylaw for the Residential R1 Zone. Mr. Troup also confirmed the units will be constructed using brick.

Representing the developer, local realtor Lana Morgan presented statistics showing the market need for semi-detached units and proving locally that property values remained unchanged when sold in close proximity to similar developments within St. Clair Township.

Deputy Mayor Miller asked the developer if there was any flexibility in changing the proposal to include only single detached residential units. Mr. Troup explained the units will be freehold and will be designed to fit into the characteristics of the existing neighbourhood noting the target sale price will be north of \$750,000. Deputy Mayor Miller opined that the proposed units look nice, but suggested they are in the wrong area.

MOTION 3

Brad Langstaff made a motion - Be it resolved that the decision for draft bylaw 16 of 2024 and 17 of 2024 to consider a rezoning for the Indian Rd at St. Clair Parkway lands be deferred until the next meeting to allow staff and council time to consider amendments to the draft bylaw resulting from all the submissions. Steve Miller seconded the motion. CARRIED.

6 CORRESPONDENCE ITEMS

6.1- Corunna Firefighters - Fireman's Field Days Request - 2024

MOTION 4

Pat Brown made a motion - Be it resolved that Council accept the following items of correspondence as per Council's direction.

6.1 - Corunna Firefighters - Fireman's Field Days Request - 2024

Holly Foster seconded the motion. CARRIED.

MOTION 5

Pat Brown made a motion - Be it resolved that the Corunna Firefighter Field Days being held at the Corunna Fire Station June 7 and 8, 2024 be declared a Municipally Significant Event. Cathy Langis seconded the motion. CARRIED.

7 INFORMATION ITEMS

- 7.1- Lambton County Budget
- 7.2- Heritage St. Clair - Thank- you Letter.
- 7.3- Lambton County Rural Game Protection Association Banquet - Invite and Honorary Members

MOTION 6

Steve Miller made a motion - Be it resolved the following items be received as information:

- 7.1 - Lambton County Budget Approval
- 7.2 - Hertiage St. Clair - Thank-you Letter
- 7.3 - Lambton County Rural Game Protection Association Banquet - Invite and Honorary Members

Brad Langstaff seconded the motion. CARRIED.

8 REPORTS OF COMMITTEES AND STAFF

- 8.1- Coordinator of Operations (Works) Report - Suncor Oversized Load Request

MOTION 7

Holly Foster made a motion - Be it resolved that the *Suncor – Oversized Load Request* report submitted by Coordinator of Operations, David Neely, be received as information.

Steve Miller seconded the motion. CARRIED.

MOTION 8

Steve Miller made a motion - Be it resolved that the request of Suncor to waive the standard restriction of moving oversized loads during night periods and weekends for upcoming oversized loads planned for the month of April 2024, from the Suncor Sarnia Refinery be approved.

Brad Langstaff seconded the motion. CARRIED.

- 8.2- Coordinator of Engineering Report - Cameron Street Cycle Facility

MOTION 9

Brad Langstaff made a motion - Be it resolved that the *Cameron Street Cycle Facility Design* report submitted by Coordinator of Engineering, Andrew Malpass, be received as information.

Bill Myers seconded the motion. CARRIED.

MOTION 10

Pat Brown made a motion - Be it resolved that Cameron Street be reconstructed in the same way it exists today, without the implementation of any bicycle lane. seconded the motion. MOTION LOST (No Seconder).

MOTION 11

Steve Miller made a motion - Be it resolved that the cycle design of Off-Street paths be approved for Cameron St.

Bill Myers seconded the motion. MOTION LOST.

MOTION 12

Holly Foster made a motion - Be it resolved that the Cameron St Cycle Facility Design be deferred to the next meeting to allow council more time to review the overall draft cycle plan for the Township. Steve Miller seconded the motion. CARRIED.

8.3- Coordinator of Engineering Report - Miscellaneous Bridge Rehabilitations

MOTION 13

Steve Miller made a motion - Be it resolved that the *Miscellaneous Bridge Rehabilitations 2024* report submitted by Coordinator of Engineering, Andrew Malpass, be received as information and that the tender submitted by 5001630 Ontario Limited (Moran Contracting) in the amount of \$198,664.00 plus HST be accepted and the Mayor and Clerk be authorized to sign the contract and other related documents. Holly Foster seconded the motion. CARRIED.

8.4- Coordinator of Engineering Report - Tom Street Trunk Sanitary Sewer Relocation – Geotechnical and Excess Soils Investigation

MOTION 14

Bill Myers made a motion - Be it resolved that the *Tom Street Trunk Sanitary Sewer Relocation – Geotechnical and Excess Soils Investigation* report submitted by Coordinator of Engineering, Andrew Malpass, be received as information and that an additional \$35,075.00 be used from the Public Works Road Reserves to have WSP Canada Inc. complete the required investigation in 2024. Pat Brown seconded the motion. CARRIED.

8.5- Coordinator of Engineering Report - Urban Resurfacing Selection

MOTION 15

Holly Foster made a motion - Be it resolved that the *2024 Urban Resurfacing Road Selection* report submitted by Coordinator of Engineering, Andrew Malpass, be received as information. Cathy Langis seconded the motion. CARRIED. unanimously.

8.6- Wastewater Specialist Report - 2023 Annual Water Report

MOTION 16

Holly Foster made a motion - Be it resolved that the *2023 Water Annual Report and Summary* submitted by Water/Wastewater Specialist, Nova Vanderslagt, be received as information. Steve Miller seconded the motion. CARRIED.

MOTION 17

Brad Langstaff made a motion - Be it resolved that Staff be directed to send a letter to Hydro One to encourage the expedition of allowing the relocation of water meters onto their lands. Bill Myers seconded the motion. CARRIED.

9 BY-LAWS

9.1- ByLaw 16 of 2024 - OPA No 28 - Indian Rd

9.2- ByLaw 17 of 2024 - Zoning By-Law Amendment - St Clair Parkway at Indian Rd

9.3- ByLaw 18 of 2024 - Confirming.

MOTION 18

Bill Myers made a motion - Be it resolved that the following by-laws receive all three readings and be thereby passed and that the Mayor and Clerk be authorized to execute appurtenant agreements.

9.3 - By-Law 18 of 2024 - Confirming

Cathy Langis seconded the motion. CARRIED.

10 COUNCILLORS' REPORTS

Councillor Brown

Councillor Brown attended an event at the Coldstream Conservation Area where he met the Minister for Seniors and Accessibility, Raymond Cho.

Councillor Brown noted that he had received a concern from a resident on Fane Street in Corunna regarding large items that were placed at the curb (in front of Moore Lodge on Fane Street) for garbage collection and were not picked up.

Councillor Brown further noted that the MPM Townhouse complex at 451 Lyndoch Street continually leave their large recycle bins on the boulevard and asked Staff to reach out to them to ask that they bring them back on to their property after pick ups.

Councillor Foster

Councillor Foster asked if Staff could send a letter to the Moore Lodge on Fane Street to advise how to dispose of large items for garbage pick up. Councillor Foster further noted that she continues to take Communities in Bloom courses.

Councillor Langis

Councillor Langis attended a museum meeting; the Township's operating budget meeting; and cupcake decorating festivities at the Moore Sports Complex.

Councillor Myers

Councillor Myers noted that there have been a number of motor vehicle accidents at some of our major intersections in the Township lately and further noted that the same intersections do not have rumble strips.

MOTION 19

Bill Myers made a motion - Be it resolved that Staff be directed to investigate the implementation of rumble strips at all major rural asphalt intersections throughout the Township and coordinate a plan to work with the County of Lambton for shared intersections. Brad Langstaff seconded the motion. CARRIED.

Councillor Langstaff

Councillor Langstaff attended the Township's operating budget meeting.

Councillor Langstaff noted that he has received a number of complaints with respect to cigarette butts at the entrance of the Moore Sports Complex.

Councillor Langstaff closed his report by asking if Whitebread Line is getting fibre installed. Mayor Agar noted that he would check his information and confirm the same.

Deputy Mayor Miller

Deputy Mayor Miller had nothing to report.

Mayor Agar

Mayor Agar attended the County of Lambton's Budget meeting; the Township's Operating Budget meeting; and attended cupcake decorating festivities at the Moore Sports Complex.

Mayor Agar met with a representative at Ontario Power Generation (OPG), Steve Repergel, to discuss the closure of OPG.

Mayor Agar also met with the Assistant Deputy Minister of Solicitor General to discuss dispatch matters.

11 NOTICES OF MOTION

11.1- SOCIAL MEDIA ADMINISTRATOR

MOTION 20

Holly Foster made a motion - Be it resolved the CAO and senior staff be directed to create a report (including costs) regarding a Social Media Administrator position where the role would include designing and launching a new Township social media platform where each department's messaging would be accessible by the public; and that this position also be responsible to update, operate and maintain the Township's webpage; and be it further resolved that this position be responsible for creating a new app for the public to access Township information.

Cathy Langis seconded the motion. CARRIED.

11.2- STRATEGIC PLAN - INCLUSION OF TIMELINES

MOTION 21

Holly Foster made a motion - Be it resolved that the consultant tasked with producing the Township Strategic Plan be asked to include timelines for desired projects including Ongoing, 1-3 years, 3-5 years, and 5-10 years and that the plan also include strategies for implementation.

Cathy Langis seconded the motion. MOTION LOST. 3-4 (opposed: Bill Myers, Jeff Agar, Pat Brown, and Steve Miller).

12 UPCOMING MEETINGS

12.1- Regular Meeting - Session 6 - Tuesday April 2, 2024, 3:00 p.m.

12.2- Special Meeting - OP Review - Wednesday April 10, 2024, 5:30 p.m. (not live streamed)

12.3- Regular Meeting - Session 7 - Monday April 15, 2024, 6:00 p.m.

13 MOTION 22

Steve Miller made a motion - Be it resolved that the meeting do hereby adjourn. Brad Langstaff seconded the motion. CARRIED.

The meeting was adjourned at 8:30 p.m.



Mayor - Jeff Agar



Clerk - Jeff Baranek

